

Weekly List of Planning Applications - published: 08 December**Members' End Date: 07 January 2026****Note for Members**

Under the Scheme of Delegation, Ward Members may call-in an application to the Area Planning Committee, subject to the approval of the Committee Chairman (or Vice Chairman) and submission of the call-in form to planapps@westberks.gov.uk, marked Committee Call-In, on or before the Members End Date given on this list. Members are also reminded that applications suffixed PAD56, PASSHE, PACOU, PDNOT, PASOL, DEMO, AGRIC, AGRIC2, NONMAT, PIP, TPW, TPC, OOD, CERTP, CERTE, CERTLB, COND, FORMB, SCOPE, SCREEN, TELE28 or TELE56 cannot be called to Committee by Ward Members.

Parish	Application Number	Applicant	Location	Proposal	Case Officer and Contact	Target Date
Basildon Parish Council	25/02610/HOUSE	Ms Charlotte Callery	Duffles Aldworth Road Upper Basildon Reading RG8 8NG	Rear extension and internal alterations, dropped curb for associated parking.	Catherine Ireland 01635 519391	29/01/2026
Beedon Parish Council	25/02556/CERTLB	Jayne Mitchell	Oldwell Hall Worlds End Beedon Newbury RG20 8SA	Maintenance work for penetrative damp.	Helen Robertson 01635 519524	12/01/2026
Beedon Parish Council	25/02769/HOUSE	Mr T Cross	76 Mallard Way Aldermaston Reading RG7 4US	Single storey rear extension	Catherine Ireland 01635 519391	28/01/2026
Beenham Parish Council	25/02742/HOUSE	MR & MRS LUFFRUM	Woodside Clay Hill Beenham Reading RG7 5PG	Proposed two storey side extension, loft conversion with 2 no. dormers and new porch.	Donna Toms 01635 519439	27/01/2026
Beenham Parish Council	25/02719/CERTP	Mr Mike Diaper	1 Mulberry Cottages The Green Beenham Reading RG7 5NP	Conservatory	Donna Toms 01635 519439	28/01/2026

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Beenham Parish Council	25/02784/HOUSE	Mr & Mrs Shaun Hogan	Highdown Webbs Lane Beenham Reading RG7 5LH	First floor roof extension (with dormers) over existing single storey element, to provide additional bedroom accommodation, existing roof extended to form Balcony, together with associated internal layout, elevational amendments and external works	Lewis Richards 01635 519916	29/01/2026
Bradfield Parish Council	25/02544/PACOU	Helen Varley	Glenvale Nurseries Hungerford Lane Bradfield Southend Reading RG7 6JH	Application under General Permitted Development Order (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R to determine if prior approval is required for a proposed: Change of use of existing agricultural buildings to B8 storage and distribution.	Gemma Kirk 01635 519495	23/01/2026
Brimpton Parish Council	25/02708/HOUSE	Astrid Ground Are Ltd	Three Horseshoes Brimpton Lane Brimpton Reading RG7 4TL	Replacement of existing windows	Michael Butler 01635 519499	26/01/2026
Burghfield Parish Council	25/02774/TPW	Liz Mattison	6 Auclum Close Burghfield Common Reading RG7 3DY	T1 - Scots Pine: Cauliflower fungus present. Dismantle and fell to ground level and replant with Silver Birch tree	Jon Thomas 01635 519611	26/01/2026
Burghfield Parish Council	25/02771/TPW	Mr Eric Allum	17 Auclum Close Burghfield Common Reading RG7 3DY	English Oak: Predominant lean overhanging rear boundary fence line, overhanging neighboring property. Visible fruiting bodies at base evident. Due to the predominant lean and size and location of the tree, I would recommend it would be prudent to reduce the crown laterals directly overhanging the neighboring property by approx.. 2m. To give greater clearance over neighbors garden and also to help rebalance the entire crown	Jon Thomas 01635 519611	26/01/2026

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Burghfield Parish Council	25/02733/CERTE	Mr Mark Turnball	Clappers Burghfield Reading RG30 3TG	The site is in continuous residential use as three SELF-CONTAINED C3 dwellings within one registered title: (1) the Main House occupies the central, two-storey portion fronting Church Lane and functions as an independent dwelling with its own entrance and facilities; (2) the Annexe forms the left (west) wing of the building, internally self-contained with independent access and day-to-day living accommodation; and (3) the Bungalow forms the right (east) single-storey element, a separate dwelling with its own kitchen, bathroom and entrance set within the same plot. Each unit has historically operated as a distinct household with SEPERATE services/billing and has been identified administratively (e.g., council tax) as individual dwellings. The certificate is requested solely to confirm the existing arrangement and the parts of the land to which each dwelling relates (central house, left annexe, right bungalow) as shown in the supporting statement and survey extracts.	Gemma Kirk 01635 519495	21/01/2026
Burghfield Parish Council	25/02775/TPW	Alex Miller	5 Dauntless Road Burghfield Common Reading RG7 3NZ	T1 - Oak: Large mature Oak: Located in back garden. Remove all major deadwood, reduce lateral growth by 1-2m carrying out radial prune to suitable growth points to manage garden encroachment. Reduce scaffold limb growing towards the house by 2-3m to suitable growth points leaving crown asymmetrical. No wounds to exceed 50mm.	Jon Thomas 01635 519611	26/01/2026
Chieveley Parish Council	25/02750/HOUSE	Mr and Mrs R Patel	Oareborough House Oare Hermitage Thatcham RG18 9SD	Proposed outbuilding	Helen Robertson 01635 519524	27/01/2026

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Chieveley Parish Council	25/02425/LBC	C/O Agent	The Old House High Street Chieveley Newbury RG20 8UX	Section 19: Variation of Condition 2 - Approved Plans of planning permission 25/01151/LBC (Proposed new outbuilding within the curtilage of the main house incidental to the function of a dwelling. Proposed replacement metal entrance gates).	Harriet Allen 01635 519496	20/01/2026
Cold Ash Parish Council	25/02785/COND	Matthew and Robyn Hurn	The Farmhouse Westrop Farm The Ridge Cold Ash Thatcham	Application for approval of details reserved by Condition 4-Tree protection plan and condition 5-Materials of application 25/01614/HOUSE	Jake Brown 01635 519447	26/01/2026
East Ilsley Parish Council	25/02615/HOUSE	Mrs Francesca and Mr Nico Evain	Kennet House Broad Street East Ilsley Newbury RG20 7LW	Minor internal and external alterations, heat pump installation, removal of the 1988 rear extension, and replacement of the existing rear infill.	Elizabeth Moffat 01635 519336	23/01/2026
East Ilsley Parish Council	25/02773/TPC	Mr Neil Adlam	The Gallops High Street East Ilsley Newbury	T1 - Multi-stemmed Sycamore: Tree is covered in Ivy and has a tight union to ground level. Raise canopy of car park to a height of 6m. Reduce and reshape lateral spread over car park by up to 3m back to suitable growth points. Reason - Sound Arboricultural Management	Ed Jennings 07585882685	12/01/2026
Enborne Parish Council	25/02677/FUL	Mr Lewis Rawlins	The Paddocks Cottage Enborne Street Enborne Newbury RG20 0JP	Retrospective Mixed use comprising of C3 residential and B8/B2 scrap metal storage use.	Lauren Hill 07955264733	29/01/2026

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Greenham Parish Council	25/02601/COND	David Wilson Homes Southern	History 2 Newbury Racecourse Racecourse Road Newbury	Application for approval of details reserved by conditions 7 (Piling) and 10 (Materials) of approved 14/03109/OUTMAJ Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings.	Jake Brown 01635 519447	29/01/2026
Greenham Parish Council	25/02814/OOD	Catesby Strategic Land Limited	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land East Of Ecchinswell Road	Out Of District Planning Consultation BDBC: Ref 25/02815/OUT - Outline planning application with all matters reserved except for pedestrian and vehicle access (excluding internal estates roads) from Ecchinswell Road, for the erection of up to 50 dwellings (Class C3); open space and service infrastructure and associated works	Sian Cutts 01635 519344	07/12/2025
Hungerford Town Council	25/02676/HOUSE	Mr. & Mrs. S Jones	Hornhill Sanham Green Hungerford RG17 0RR	Installation of 4 no. rooflights to existing house.	Elizabeth Moffat 01635 519336	26/01/2026
Hungerford Town Council	25/02800/COND	Mr and Mrs. C Vokins	The Gables Upper Eddington Hungerford RG17 0QL	Application for approval of details reserved by condition 12 (Remediation Works) of approved 23/00584/OUT	Sian Cutts 01635 519344	28/01/2026

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Inkpen Parish Council	25/02575/HOUSE	Mr James Marino Paver	Highfield House Folly Road Inkpen Hungerford RG17 9QB	Retrospective Erection of a single-storey outside shed and workshop, building itself is <2.5m tall, however including the base structure it is 2.65m tall.	Helen Robertson 01635 519524	27/01/2026
Kintbury Parish Council	25/02728/HOUSE	Mr Ian Boulter	3 Great Severals Kintbury Hungerford RG17 9SN	Proposed rear extension to provide Orangerie/Garden room.	Lauren Hill 07955264733	26/01/2026
Kintbury Parish Council	25/02688/FUL	*	Land West Of Kintbury Station Car Park Station Road Kintbury Hungerford	Retention of existing surface to be used as an agricultural hard standing and for parking associated with seasonal angling on the adjacent river bank.	Cheyenne Kirby 01635 519489	23/01/2026
Kintbury Parish Council	25/02721/FUL	N/A	The Dundas Arms 53 Station Road Kintbury Hungerford RG17 9UT	Rear extensions, minor external alterations and all associated works.	Lauren Hill 07955264733	23/01/2026
Kintbury Parish Council	25/02722/LBC	N/A	The Dundas Arms 53 Station Road Kintbury Hungerford RG17 9UT	Rear extensions, minor external alterations and all associated works.	Lauren Hill 07955264733	23/01/2026
Lambourn Parish Council	25/02726/HOUSE	Mr C Ross	Kingsdown House Maddle Road Upper Lambourn Hungerford RG17 8QX	Minor works comprising the following: 1. Alteration of a window and addition of a Juliette balcony at first floor level to the north elevation; 2. Conversion of a window to a door at ground floor level and installation of a planter to the courtyard kitchen on the east elevation; 3. Addition of a chimney stack to the east elevation at roof level; and 4. Replacement of gate leaves at Location A and installation of a new pair of gates at Location B.	Isabel Oettinger 01635 519683	30/01/2026

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Midgham Parish Council	25/02745/NONMAT	Thames Valley Police	Land East Of Goddards Road and 2 Gables Way Thatcham RG19 4ZB	Non-Material Amendment application following 23/02965/FULMAJ: The proposed Development is a Logistics Hub comprising a three-storey block of approximately 7,800 square metres Gross Internal Area (GIA) accommodating offices, laboratories and associated ancillary uses; a yard; a garage and storage building; a single-storey gatehouse; and associated internal access roads, car and cycle parking, landscaping, lighting, drainage and boundary treatments. Amendment: Approved Plans	Gemma Kirk 01635 519495	24/12/2025
Newbury Town Council	25/02809/TPC	Mr Tom Hayward	Two Rivers Way Newbury	T8 - Willow (failed) - Fell to near ground level T9 - Willow - Re-pollard	Ed Jennings 07585882685	14/01/2026
Newbury Town Council	25/02766/HOUSE	CHANDRA AND VENKATA NAGA NARALA MANDALI	1 Bell Holt Newbury RG14 6TH	Demolition of existing conservatory, proposed single storey rear extension, proposed first floor side extension and new obscure-glazed ground-floor window on the side elevation.	Isabel Oettinger 01635 519683	29/01/2026
Newbury Town Council	25/02643/HOUSE	Mr & Mrs P Parks	11 Bunkers Hill Newbury RG14 6TF	Demolition of existing garage and conservatory. Erection of two storey side and single storey rear extensions and raise of roof over existing single storey side element. Addition of extended dropped kerb and x1 parking space.	Elizabeth Moffat 01635 519336	23/01/2026
Newbury Town Council	25/02696/TPW	Edmond Starkey	11 Kingsland Grange Newbury RG14 6LH	T1 - Silver Birch - Fell T2 - Laburnum - Fell	Ed Jennings 07585882685	26/01/2026

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Newbury Town Council	25/02757/PACOU	Mr H Schneck	Measurement House Newbury Business Park London Road Newbury RG14 2PZ	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to form 35 apartments.	Lauren Hill 07955264733	27/01/2026
Sulhamstead Parish	25/02731/TPW	Valerie Hastings	58 Normoor Road Burghfield Common Reading RG7 3QQ	T1 - Oak: located at the front of the property. Fungi present at the base. Remove.	Jon Thomas 01635 519611	26/01/2026
Thatcham Town Council	25/02754/PASOL	Mr S Beattie	Francis Baily Primary School Skillman Drive Thatcham RG19 4GG	Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings: Proposed roof mounted solar panels	Donna Toms 01635 519439	27/01/2026
Thatcham Town Council	25/02758/PASOL	Mr S Beattie	Kennet School Stoney Lane Thatcham RG19 4LL	Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings: Proposed roof mounted solar panels	Gemma Kirk 01635 519495	27/01/2026
Theale Parish Council	25/02542/CERTP	Luxx Arlington Sarl	1210 Arlington Business Park Theale Reading RG7 4SA	Confirmation sought that the resumption of works pursuant to 22/01806/COMIND in the future would be lawful, on the basis that this development was lawfully implemented from the 24th October 2025 onwards and prior to the 4th November 2025, by virtue of the excavation of a trench to contain foundations supporting the approved extension.	Michael Butler 01635 519499	28/01/2026

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Theale Parish Council	25/02683/HOUSE	Ms Aurelia Noel	3 The Courtyard Theale Reading RG7 5BP	The proposed works include slight alteration of the roof slope by increasing the ridge height to allow for upgrading the roof performance to current standards as well as a dormer extension on the roof slope located towards the rear garden.	Donna Toms 01635 519439	27/01/2026
Tilehurst Parish Council	25/02764/HOUSE	Mr & Mrs P. Fox	Crevan Beals Lane Tilehurst Reading RG31 5UD	Retrospective application for Airconditioning unit to west elevation.	Catherine Ireland 01635 519391	29/01/2026
Tilehurst Parish Council	25/02714/CERTP	Miss Debbie Williams	16 Somerset Walk Tilehurst Reading RG31 5NG	There is currently slabs for parking and I wish to extend it to accommodate a larger vehicle. There will be no dropped kerb and land is within my ownership.	Catherine Ireland 01635 519391	22/01/2026

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Tilehurst Parish Council	25/02777/TPW	Dr David WHEELER	Withy Copse Withy Close Tilehurst Reading	See full description in attached Arboricultural report. T01 - English oak tree: Remove two side branches at around 11 m on the southwest side and next branch up at around 14 m on the south side to remove conflict with the house and encourage growth to the west. T02 - Ash tree: Remove low branch at around 5 m on south side to remove conflict with the house. T03 - English oak tree: Remove two side branches at around 8 m and 9 m on the southwest side and reduced the southwestern stem at around 10 m to favour the central stem. This is to remove conflict with the house and encourage growth to the west. T04- English oak tree: Remove the five branches on the southern side of the southern stem from around 9 m to 18 m leaving around 1 m stubs. Remove the southwestern branch on the western stem at around 6 m just beyond an existing branch growing into the woodland. This is to remove conflict with the house and encourage growth to the west.	Jon Thomas 01635 519611	26/01/2026
Welford Parish Council	25/02790/TELE28	BT	Street Record Lambourn Road Weston Newbury	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development rights (Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)). The proposal consists of the placement of a 10M Light Wooden Pole near Weston Lodge, Lambourn Road, Weston, Newbury, RG20 8JF.	Bob Dray 01635 519239	28/12/2025